



ABCi DEVELOPMENT PROCESSES

AUTHORITY ON BUILDING CONTROL & CONSTRUCTION
INDUSTRY (ABCi)
MINISTRY OF DEVELOPMENT

BAHAGIAN KAWALAN BANGUNAN

- FUNCTIONS
- DEVELOPMENT PROCESSES
- DEVELOPMENT APPLICATION DETAILS

FUNCTIONS

- Process of Development Applications including:-
 - *Kebenaran Kemajuan (Building Approval – BA)*
 - *Menyambung Kebenaran Kemajuan (Building Approval Renewal)*
 - *Borang C - Kebenaran Memulakan Kemajuan (Form C – Permit to Carry Out Building Works)*
 - *Perubahan Kepada Pelan Yang Telah Diluluskan (Deviation to the Approved Plan)*
 - *Kesiapan Kemajuan (Occupation Permit – OP)*
 - *Kebenaran Kerja-Kerja Meroboh (Demolition Works)*
- Records of Development in Brunei Darussalam

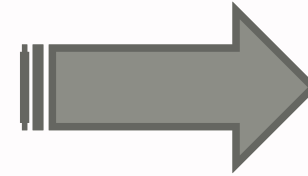


ARCHITECT

PROFESSIONAL
ENGINEER

+

PRACTICING
CERTIFICATE



**QUALIFIED
PERSON
(QP)***

<http://www.bapeqs.gov.bn/>

“building works” means –

- (a) the erection, extension or demolition of a building;*
- (b) the alteration, addition or repair of a building;*
- (c) the provision, extension or alteration of any air-conditioning service or ventilating system in or in connection with a building;*
- (d) site formation works (which includes earthworks such as any act of excavation, levelling, cutting and filling with any material, piling, the construction of foundations, or site clearance, on any land, or any other act of dealing with or disturbing any land) which may or may not be connected with or carried out for the purpose of paragraph (a), (b) or (c); and*
- (e) structural works.*

PROSES KEMAJUAN

EODB - Dealing with Construction Permits



1

Permohonan Kebenaran Perancangan (*Planning Permission*)

JPBD
14 hari



2

Permohonan Kebenaran Kemajuan (*Building Approval – BA*)

ABCI
14 hari bekerja



3

Borang C - Permit Kebenaran Memulakan Kemajuan (*Form C – Permit to Carry Out Building Works*)

ABCI
02 hari bekerja



4

Memohon dan Penetapan Tarikh Pemeriksaan

- 4 unit rumah ke atas
- Bangunan komersial
- Bangunan perindustrian
- Ubahsuai unit kedai

Bomba
01 hari



5

Menjalankan Pemeriksaan di Tapak

- 4 unit rumah ke atas
- Bangunan komersial
- Bangunan perindustrian
- Ubahsuai unit kedai

Bomba
01 hari



6

Kesiapan Kemajuan (*Occupation Permit - OP*)

ABCI
07 hari bekerja

Pemaju melantik *Qualified Person*

Tempoh Pembinaan

PERMOHONAN KEBENARAN KEMAJUAN (*BUILDING APPROVAL*)



- Latest Borang A signed by developer and QP *Complete set of signed drawings* (by QP)
- Site Report
- *Memorandum of Agreement / Letter of Award / Power of Attorney* between developer and QP
- Geran tanah (for Earthworks or as required)
- Copy of *Kebenaran Perancang (KP)* from the Planning Authority
- Other documents as may be required



PERMOHONAN PERUBAHAN KEPADA PELAN YANG TELAH DILULUSKAN (*DEVIATION TO THE APPROVED PLAN*)

- Completed *Borang Perubahan Pelan* Forms signed by QP
- Amended Plans signed by QP
- Approvals from relevant agencies, eg Bomba
- Other documents if required

PERMOHONAN BORANG C – KEBENARAN MEMULAKAN KEMAJUAN (*FORM C – PERMIT TO CARRY OUT BUILDING WORKS*)



- Borang C (Including C1 & C2)
- *Structural Drawings* prepared and signed by QP (Professional Engineer)
 - *Structural Drawings maybe attached during BA*
- Pictures of *protective hoarding*
- Pictures of *project signboard*
- *Pre-construction survey* prepared by the Contractor

PERMOHONAN KESIAPAN KEMAJUAN (OCCUPATION PERMIT – OP)

- Borang E
- *Builders Certificate of Completion* (BCC) completed and signed by contractor
- *Certificate of Completion and Compliance* (CCC) completed and signed by QP
- Completion of works report- including photos
- Report from Bomba if required
- JPES forms
- *Water Tariff Transfer* copy if required
- Inspection reports and outcomes where required:
 - *DDS – Connection to Govt Manhole*
 - *DWS – Water Test*

INSIGNIFICANT BUILDING WORKS

Which Do Not Require Approval Of Plans Of Building Works Or Permit To Carry Out Building Works

<http://abci.gov.bn/SitePages/Senarai%20Kerja-kerja%20Bangunan%20Tidak%20Memerlukan%20Kebenaran.aspx>

INSIGNIFICANT BUILDING WORKS
FIRST SCHEDULE (Regulation 5)

For the purposes of section 4(d) in the Building Control Regulations, 2014 and Building Control (Amendment) Regulations, 2018, insignificant building works are any of the building works set out in the First Schedule, and these Regulations shall not apply to any of these insignificant building works

- Any boundary wall, boundary fence or gate
- Any awning having a projection not exceeding 1,200mm
- Erection or alteration of any partition wall
 - ✓ bungalow
 - ✓ terrace
 - ✓ semi-detached
 - ✓ linked house
 - ✓ lightweight material
- Erection of any single storey
 - ✓ shed or hut **not exceeding an area of 10sqm**
 - ✓ **lean-to extension** with roof covering tiles, or of any light material **not exceeding an area of 16sqm**
- Any single storey building used for agriculture or to house livestock **ie. greenhouse**

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Replacement or changing of ;
one to one replacement of timber roof or other roof covering
✗ not involving any roof truss replacement

Building works carried out for or in connection with -

- any single storey
 - ✓ trellis
 - ✓ pergolas
 - ✓ shelter
 - ✓ gazebo

Labels in diagram: windows, doors, wall finishes, existing floor

QR codes:
Building Control Regulations, 2014 (Pg.1132-1133)
Building Control (Amendment) Regulations, 2018 (Pg. 1321-1323)